137.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	937,100 / 937,100
					USE VALUE:	937,100 / 937,100
					ASSESSED:	937,100 / 937,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	25 BRUNSWICK LLC
Owner 2:	
Owner 3:	
Street 1:	1 CHESTNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RIBEIRO JOSE & MARIA -
Owner 2:	-
Street 1:	25 BRUNSWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2021, having primarily Copm. Clap Exterior and 3602 Square Feet, with 1 Unit, 2 Baths, 3 3/4 Baths, 0 HalfBath, 14 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7413.000	387,900		549,200	937,100
Total Card	0.170	387,900		549,200	937,100
Total Parcel	0.170	387,900		549,200	937,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 260.15 | /Parcel: 260.15

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 88041

GIS Ref

GIS Ref

Insp Date 04/12/21

!10625!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 137.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	387,900	0	7,413.	549,200	937,100		Year end	12/23/2021
2021	101	FV	462,000	1900	20,710.	890,300	1,354,200		Year End Roll	12/10/2020
2020	101	FV	462,400	1900	20,710.	890,300	1,354,600	1,354,600	Year End Roll	12/18/2019
2019	101	FV	347,900	1900	20,710.	939,800	1,289,600	1,289,600	Year End Roll	1/3/2019
2018	101	FV	347,900	0	20,710.	692,500	1,040,400	1,040,400	Year End Roll	12/20/2017
2017	101	FV	347,900	0	20,710.	662,800	1,010,700	1,010,700	Year End Roll	1/3/2017
2016	101	FV	347,900	0	20,710.	613,300	961,200	961,200	Year End	1/4/2016
2015	101	FV	309,500	0	20,710.	514,400	823,900	823,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:03:24

LAST REV

Date	Time
07/14/21	15:14:35
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10625

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIBEIRO JOSE &	74782-314	1	5/29/2020	Mult Lots	1,100,000	No	No		
SAKOIAN ALBERT	14115-198		10/1/1980	Mult Lots	99,000	No	No		N

USER DEFINED

Prior Id # 1:	88041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2021	107	New Buil	600,000	O				
9/29/2020	1174	Demoliti	35,000	O				
12/4/2014	1660	Manual	1,400					Install pellet sto
7/17/2007	586	Addition	35,000			G9	GR FY09	BUMP-0UT FRONT OF

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2021	Measured	DGM	D Mann
8/5/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
9/29/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/5/1999	Meas/Inspect	263	PATRIOT
2/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7413		Sq. Ft.	Site		0	90.	0.82	10			Topo	-5					549,242						549,200	

Total AC/HA:	0.17018	Total SF/SM:	7413	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 549,242	Spl Credit	Total: 549,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	Multi		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	2021	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	60.	%
Override:			%
	Total:	60.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03503847
Const Adj.:	0.96990705
Adj $ / SQ:	125.486
Other Features:	128763
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	979578
Depreciation:	591665
Depreciated Total:	387913

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	14	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

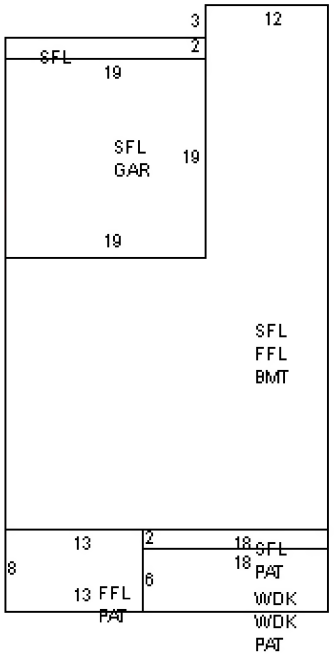
No Unit	RMS	BRS	FL
1	14	4	
Totals			
1	14	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	222.11
Special Features:	0	Val/Su Net:	83.49
Final Total:	387900	Val/Su SzAd	142.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,529	125.490	191,869
FFL	First Floor	1,198	125.490	150,333
BMT	Basement	1,094	65.500	71,661
GAR	Garage	361	21.270	7,677
PAT	Patio	248	3.650	905
WDK	Deck	216	10.310	2,227
	Net Sketched Area:	4,646	Total:	424,672
Size Ad	2727	Gross Area	4646	FinArea 3602

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: